

## PLANNING COMMISSION MINUTES

October 2, 2012

7:00 p.m.

Present: Chairman Tom Smith, Michael Alan, Sean Monson, Von Hill, City Council Representative Beth Holbrook, City Manager/City Attorney Russell Mahan, City Engineer Paul Rowland Planning Director Aric Jensen, Julie Anderson Planning Assistant, and Recording Secretary Connie Feil.

Absent: Vice Chairman Dave Badham.

Tom Smith welcomed all those present.

Russell Mahan mentioned that at the next scheduled meeting the newly appointed Planning Commission Member will be sworn in.

Von Hill made a motion to approve the minutes for September 18, 2012 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

### **1. Consider preliminary and final amended commercial site plan located at 100 W. & 500 S., Bryant Cox (representative for Smith Marker Place), applicant.**

Bryant Cox, representing Smith's Market Place, was present. Paul Rowland explained that Smith's Marketplace is requesting an amended site plan approval for the drive entrance and parking lot near the intersection of 100 West and 500 South.

Mr. Rowland explained that there are three modifications to the existing site plan. First, the applicant proposes a wider drive entrance that would accommodate a single entrance lane, left turn, through and right turn exit lanes. This will require relocating the existing semaphore on the southeast corner of the intersection to the east, and replacing the traffic detection loop sensors in the intersection with video detection.

Second, remove the parking in front of the former Hollywood Video building and replace it with landscaping to create a more attractive street presence. The building will also be remodeled as the Smith's training facility.

Third, complete the unfinished section of parking lot on the east side of the property. This new parking will more than compensate for the stalls that were converted to landscaping in front of the former Hollywood Video building.

Bryant Cox explained that the trees along the west side of the proposed driveway will be removed and replaced with new landscaping. Trees will also be removed before finishing the parking on the east side. The driveway will lineup with 100 West at the intersection and accommodate the bicycle lane.

Staff recommends approval of the proposed Smith's Marketplace amended site plan with the following conditions:

1. Redline corrections are made.
2. The traffic detection loops are replaced with a video detection system as part of the intersection widening.

After a brief discussion Von Hill made a motion to recommend to the City Council amended site plan approval for Smith's Marketplace as outlined by Staff. Michael Allen seconded the motion and voting was unanimous in favor.

## **2. PUBLIC HEARING – Consider update to biennial Moderate Income Housing Report.**

The public hearing was opened for all those present with comments or concerns.

Mr. Jensen introduced Julie Anderson (Planning Intern) who has updated the Moderate Income Housing report, which has to be reviewed every two years. Mr. Jensen mentioned that they have a rough draft of the report to review. Some of the drafts on the report need some updates. He suggested continuing the public hearing until October 16<sup>th</sup> for the final review.

Mr. Jensen explained that the State requires that each City do an analysis of the amount of affordable housing for a moderate income household, which is 80% of the average income of the City.

Julie Anderson explained that she found the information by using the building permits issued from the past 10 years. She looked for all single and multiple family units built during that time. Then she conducted a study of current rental rates within the City.

Beth Holbrook made a motion to continue this item until October 16<sup>th</sup> for further review. Sean Monson seconded the motion and voting was unanimous in favor.

## **3. Planning Director's report and miscellaneous business.**

Mr. Jensen explained that the agenda for the October 16<sup>th</sup> meeting will include the following:

Villas at Stone Creek, Gary Wight.

Variance to build on slopes greater than 30% and retaining walls greater than 10 ft., Kirk Christensen.

Continuation of Public Hearing for Moderate Income Housing Report.

Mr. Jensen had no further business to discuss.

Meeting adjourned at 7:30 p.m.